



STEPHENSON BROWNE

Campbell Terrace, Birches Head

ST1 6LS



£110,000

Description

A forecourted TWO DOUBLE BEDROOM mid-terraced house with two reception rooms, offered for sale with no onward chain!

A fantastic opportunity to purchase a well-presented mid-terraced house in Birches Head on the outskirts of Hanley, which would make an ideal first time buy or buy-to-let investment!

The property features two reception rooms, the kitchen, a rear hall (with space and plumbing for appliances) and the family bathroom to the ground floor, whilst upstairs there are two spacious double bedrooms. The home benefits from a forecourt to the front, whilst the low-maintenance rear yard is paved with rear access. A new consumer unit has been fitted in June 2026 (with a new Electrical Installation Condition Report carried out at the same time), whilst the combi gas central heating boiler was installed in December 2019.



Situated on Campbell Terrace in Birches Head on the outskirts of Hanley, the property is perfectly placed for the wealth of amenities within Stoke-on-Trent City Centre, whilst commuting routes such as the M6, A500 and A34 are all within easy reach. Several schools are nearby, including Birches Head Academy, Co-op Academy Grove and St George & St Martin's Catholic Academy, whilst leisure facilities such as Northwood Community Sports stadium and a number of parks are within close proximity.



A fantastic opportunity and ideal for first time buyers or landlords looking for a buy-to-let investment! Please contact Stephenson Browne to arrange your viewing.



Room Descriptions

Front Reception Room

11'4" x 11'1"

Minimum measurements plus bay window -
Laminate flooring, UPVC double glazed front
door and bay window, ceiling light point,
radiator.

Rear Reception Room

12'2" x 11'4"

Fitted carpet, UPVC double glazed window,
ceiling light point, radiator, under stairs storage
cupboard.

Kitchen

11'6" x 6'3"

Tiled flooring, UPVC double glazed window,
ceiling light point, radiator, stainless steel sink
with drainer, tiled splashback, wall and base
units, space and plumbing for appliances,
freestanding cooker/hobs (included in the sale).

Rear Hall

5'10" x 2'10"

Tiled flooring, UPVC double glazed rear door,
ceiling light point, space and plumbing for
appliances, combi boiler (installed December
2019).

Bathroom

6'1" x 5'11"

Vinyl tile effect flooring, UPVC double glazed
window, ceiling light point, radiator, part tiled
walls, W/C, pedestal wash basin, bath.

Landing

Fitted carpet, ceiling light point.

Bedroom One

12'2" x 11'3"

Fitted carpet, UPVC double glazed window,
ceiling light point, radiator, storage cupboard.

Bedroom Two

11'3" x 11'0"

Fitted carpet, UPVC double glazed window,
ceiling light point, radiator.



Outside

To the property is forecourted to the front, with a paved yard to the rear with access to the rear alleyway.

Council Tax Band

The council tax band for this property is A.

Freehold Tenure

We have been advised that the property tenure is Freehold. We would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

The copyright of all details, photographs and floorplans remain the possession of Stephenson Browne.

Alsager AML Disclosure

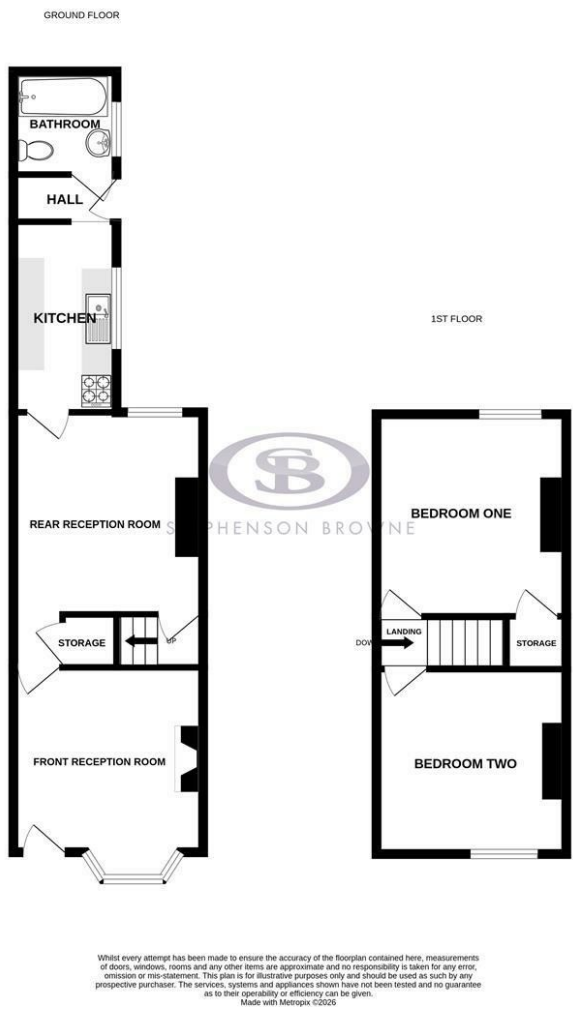
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

NB: Estate Agency Act 1979

Under the Estate Agency Act 1979 and current RICS regulations, we advise that the seller of this property is an employee, or relative of an employee of Stephenson Browne Ltd.



Floorplans



Viewing

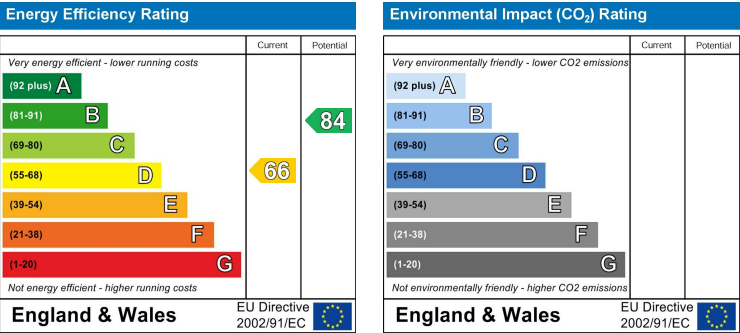
Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

Area Map



EPC Rating



T: 01270 883130 E: alsager@stephensonbrowne.co.uk

www.stephensonbrowne.co.uk